

**REMEDIAL SITE ASSESSMENT DECISION - EPA REGION II**Site Name: VIP CLEANERS EPA ID#: NJD982744740 State ID#:

Alias Site Names:

City: MORRISTOWN County or Parish: MORRIS State: NJRefer to Report Dated: 94/1/11 Report type: PAReport developed by: DEP**DECISION:**

☐ 1. Further Remedial Site Assessment under CERCLA (Superfund) is not required because:

☐ 1a. Site does not qualify for further remedial site assessment under CERCLA
(Site Evaluation Accomplished - SEA)

☐ 1b. Site may qualify for further action, but is deferred to:

☒ 2. Further Assessment Needed Under CERCLA:

2a. Priority: ☐ Higher ☒ Lower

2b. Other: (recommended action)

DISCUSSION/RATIONALE: From the 1950s to 1970, the original owner of the property operated a dry cleaner business for common laundering of clothes and other materials. Since 1970, the property has been subdivided for lease and a variety of operations performed at the site include: hospital laundry, lawn mower repair, hair salon, computer shop, auto detailing, dry cleaning, and garden center. Two current tenants are VIP Dry Cleaner and Finishing Touch Auto Detailing. No hazardous substances are used by Finishing Touch. VIP ceased dry cleaning in 1992 and currently operates as a drop off and pick-up service for cleaning at other facilities; small-scale spot cleaning is performed.

A site assessment was performed in 1992-93 for excavation of a 7,000-gal #6 fuel oil UST. TPHCs were detected in subsurface soils, which were subsequently removed. Followup monitoring well installation and sampling detected trans-1,2-DCE, TCE, and PCE. Attribution to sources at the site is not established; other sources may be in the area. DEP recommended installation of wells up- and down-gradient.

DEP assessed the site using PA-Score and determined the following scores: GW=91, based on no suspected release; SW=0, based on no identified SW pathway; SE=3, based on nearby targets; A=12, based on potential to release; Site Score=46. The Region determined that the PA-Score conservative default values drive erroneously high scores, given the nature of the substances associated with the site. Region II calculated the following PREscore assessment using the substances of concern and the most conservative assumptions of pathway and target specifics plausible. Scores are as follows: GW=33.28, based on observed release; SW=2.15, based on Whippany R. having a flow of <10 cfs, a fishery, and 21 miles of wetland frontage (max. HRS value); SE=0, based on no surface soil contamination; and A=1.35, based on potential to release. The [PREscore] site score of 16.69 may be an overestimate given the facts that a release to GW may not be plausible, the flow of the Whippany is probably >10 cfs, and there are likely <20 miles of wetland frontage.

DEP recommended installation of wells to assess for a GW release. Nearest wells are 2 private wells about .25 mile away, finished >250 feet deep, and not suspected to be contaminated. Low priority is determined based on DEP's score and judgement of a release from past operations at the facility.

Site Decision

Made by: Charles LoBueSignature: Date: 95/6/2

JAN 11 1994

JAN 11 1994

PRELIMINARY ASSESSMENT

V I P CLEANERS

**AKA: MORRISTOWN TIRE
MORRISTOWN, MORRIS COUNTY**

EPA ID NO. NJD 982744740



**New Jersey Department of Environmental Protection and Energy
Division of Responsible Party Site Remediation
Bureau of Field Operations - Site Assessment Section**

V I P CLEANERS
AKA: MORRISTOWN TIRE
89 MORRIS STREET
MORRISTOWN, MORRIS COUNTY, NEW JERSEY
EPA ID NO. NJD982744740

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ATTACHMENTS

- A. NJDEPE, BUREAU OF APPLICABILITY AND COMPLIANCE (BAC), UNDERGROUND STORAGE TANK CLOSURE PLAN AND REMEDIAL INVESTIGATION REPORT; SEPTEMBER 27, 1991 - NOVEMBER 23, 1992
- B. NJDEPE, BAC, SUMMARY OF SOIL AND GROUND WATER SAMPLING, MARCH 1992 - OCTOBER 1992
- C. NJDEPE, BAC, ONE-MILE WELL RADIUS MAP AND WELL RECORDS; NOVEMBER 23, 1992
- D. NEW JERSEY DEPARTMENT OF CONSERVATION AND ECONOMIC DEVELOPMENT, DIVISION OF WATER POLICY AND SUPPLY, SPECIAL REPORT 25 - GROUND WATER IN MORRIS COUNTY; 1965
- E. NJDEPE, BAC, MONITORING WELL RECORDS FOR V I P CLEANERS
- F. NJDEPE, DIVISION OF WATER RESOURCES (DWR), PUBLIC COMMUNITY WATER SUPPLY RECORDS
- G. UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, SOIL SURVEY OF MORRIS COUNTY

- H. NJDEPE, DIVISION OF PUBLICLY FUNDED SITE REMEDIATION (DPFSR), SITE ASSESSMENT, PHONE MEMO RE: PERMISSION TO INSPECT VIP SITE; NOVEMBER 4, 1993
- I. NJDEPE, DPFSR, SITE ASSESSMENT, MEMO RE: DECEMBER 13, 1993 PRE-SAMPLING ASSESSMENT
- J. NJDEPE, DPFSR, SITE ASSESSMENT, MEMO RE: 4-MILE RADIUS POPULATION CALCULATIONS; DECEMBER 1993

NARRATIVE

PRELIMINARY ASSESSMENT REPORT

PART I: GENERAL INFORMATION

Site Name: V I P Cleaners
Aka: Morristown Tire
Address: 89 Morris Street
Municipality: Morristown State: New Jersey Zip Code: 07960
County: Morris
EPA ID No.: NJD982744740
Block: 4801 Lot(s): 11
Latitude: 40° 47' 47" Longitude: 74° 28' 40"
Acreage: <1 SIC Code: 7216

Current Owner: P. Austin and W. Austin
Mailing Address: P.O. Box 29
City: Morris Plains State: New Jersey Zip Code: 07950
Telephone No.: 201-267-8435

Current Operator: Sonny Din
Mailing Address: 89 Morris Street
City: Morristown State: New Jersey Zip Code: 07960
Telephone No.: 201-539-2922

Owner/Operator History:

<u>NAME</u>	<u>OPERATOR/ OWNER</u>	<u>DATES</u> <u>FROM</u>	<u>TO</u>
P. Austin, W. Austin	owner	1987	present
VIP Cleaners	operator	1989	present
The Finishing Touch	operator	1987	present
Isabel H. Austin	owner	1970	1987
William B. Austin	owner	1935 1942 1948	1970
Caroline Laundry	operator	unknown	1970
Sarah J. Austin	owner	unknown	1935
Philip W. Drake Doris S. Drake	owners	unknown	1942
Serena Salmon Ira P. Salmon	owners	unknown	1948

Surrounding Land Use (zoning, adjacent properties):

Land use in the vicinity of the VIP Cleaners site is primarily commercial and residential properties. ✓

Distance to Nearest Residence: 500 feet

Direction: east

Population Density (residents per square mile): 5,510

PART II: SITE OPERATIONS

Discuss all current and past operations at the site.

A review of aerial photographs indicate that the VIP Cleaners site was vacant until at least 1940. The existing building was evident in 1951 photographs but was not present in 1940 photographs indicating that the building was built within this time frame. Mr. Peter Austin indicated, during a December 1993 phone interview, that he had operated a Caroline Cleaners at the site until 1970 when the building was leased in parts to different stores and vendors. Operations of Caroline Cleaners dealt primarily with common laundering of clothes and other materials. Only a small portion of the operations involved dry cleaning. Mr. Austin indicated that dry cleaning chemicals were reused repeatedly and that the only loss of product was to the atmosphere via volatilization. Reportedly the site has always been on sanitary sewer and no floor drains existed at the site until they were installed by tenant Curt Bush, owner of The Finishing Touch car detailing operation approximately 6 years ago. This was verified by inspection of the Finishing Touch building after an inspection of the VIP Cleaners building.

(Attachment I)

Since the building was divided for lease in 1970, several different operations have been conducted at the site. These include a hospital laundry, lawn mower repair shop, hair salon, computer shop, auto detailing and audio, garden center and dry cleaners.

(Attachment H,I)

An inspection of the site was conducted by NJDEPE, Site Assessment personnel on December 13, 1993. At this time the current dry cleaning operation, VIP Cleaners, and the Finishing Touch auto detailing building were inspected. The entire interior of both of these buildings were inspected and did not reveal any drains, dry wells or other pathways to ground water. Site representative of VIP Cleaners, Sonny Din, indicated that dry cleaning operations ceased at the site approximately 1 1/2 years ago and that only small scale cleaning of spots on garments is conducted on site. The VIP Cleaners store acts primarily as a drop off and pick up shop for clothes that are cleaned at other locations. The Finishing Touch details autos and installs audio equipment. No hazardous materials are used by the Finishing Touch operation.

(Attachment I)

The exterior of the building was also conducted and no areas of concern were observed. Current operations at the site include VIP Cleaners, The Finishing Touch auto detailing and Garden on the Green garden center.
(Attachments H,I)

PART III: PERMITS

A. NJPDES

<u>Number</u>	<u>Discharge Activity</u>	<u>Date Issued</u>	<u>Expiration Date</u>	<u>Formation or Body of Water Discharged To</u>
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N/A

B. New Jersey Air Pollution Control Certificates

Plant ID No.: L2527

No. of Certificates: 1 (094029)

Equipment Permitted: Dry Cleaning Machine

C. BUST Registration

Registration No.: 0228873

No. of Tanks: 1

<u>Tank No.</u>	<u>Capacity (gallons)</u>	<u>Contents of Tank</u>	<u>Integrity</u>
001	7,000	#6 Heating oil	Removed 2/92

(Attachment A)

D. Other Permits

<u>Agency Issuing Permit</u>	<u>Type of Permit</u>	<u>Permit No.</u>	<u>Date Issued</u>	<u>Expiration Date</u>
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N/A

PART IV: GROUND WATER ROUTE

A. HYDROGEOLOGY

Describe geologic formations and aquifer(s) of concern. Include interconnections, confining layers, discontinuities, composition and permeability.

Ground water in Morris County occurs in the voids in unconsolidated sediments and fractures in the underlying bedrock. Crystalline rocks of Precambrian age underlie almost the entire northwestern two-thirds of the county. They are primarily granitoid gneisses and pegmatites but include schists, crystalline limestone or marble, magnetite and a few small quartz veins. In most of the county Precambrian rocks are the only source of ground water. Quaternary rocks comprise the unconsolidated surficial deposits which mantle the bedrock surface. These deposits consist of clay, silt, sand, gravel and boulders. These stratified drift deposits form the mineral framework for the most developed ground water reservoir in the county.

Depth to aquifer of concern: <20 feet

Thickness of aquifer: unknown

Direction of ground water flow: unknown

Karst (Y/N): No

Wellhead Protection Area (Y/N): No

Distance: N/A

(Attachments A,D)

B. MONITORING WELL INFORMATION

<u>Well No.</u>	<u>Screen Depth(feet)</u>	<u>Formation</u>	<u>Location</u>
MW-1	12-22	Glacial deposits	See site map

Identify the upgradient well(s): N/A
(Attachment A)

Briefly discuss why the monitoring wells were installed and describe contaminants identified in the monitoring wells. Include Well No., sampling date, sampling agency or company, contaminant levels and cleanup standards.

Soil contamination was discovered in the excavation of a 7,000-gallon #6 heating oil tank which was removed from the site in February 13, 1992. Subsequently, a monitoring well was installed in the vicinity of the tank's previous location to determine if the tank had any impact on ground water. On September 24, 1992 representatives of the PMK Group of Union, New Jersey collected ground water samples from the subject well. The sample results indicate that trichloroethene, tetrachloroethene and trans-1,2-dichloroethene were present in the ground water at concentrations of 58, 510 and 69 parts per billion (ppb), respectively. The

NJDEPE Ground Water Quality Standards for trichloroethene, tetrachloroethene and trans-1,2-dichloroethene are 1, 1 and 100 ppb, respectively. In the analysis for base/neutral compounds, tetrachloroethene was identified to be present at a concentration of 99 ppb. Three additional unidentified base/neutral compounds were detected in concentrations ranging from 6 to 10 ppb. (Attachment B)

C. POTABLE WELL INFORMATION

Distance to nearest potable well: 0.2 mile

Identify all public supply wells within 4 miles of the site:

<u>Water Company</u>	<u>Distance from site (miles)</u>	<u>Depth (feet)</u>	<u>Formation</u>
Southeast Morris County MUA	0.9	265	Brunswick
Southeast Morris County MUA	1.1-1.8 (5 wells)	58-496	Quaternary Dep. & Brunswick
Southeast Morris County MUA	2.1-2.9 (6 wells)	60-210	Quaternary Dep. & Brunswick
Southeast Morris County MUA	3.0-3.8 (3 wells)	60-124	Quaternary Dep.
Parsippany-Troy Hills	3.5 (2 wells)	87-90	Quaternary Dep.
Madison Borough	3.7	160	Quaternary Dep.
Florham Park Borough (Map 5)	3.8	105-139	Quaternary Dep.

Discuss private potable well use within 4 miles of the site. Include depth, formation and distance, if available.

A search of private wells was conducted by the PMK Group of Union, New Jersey during the underground tank removal and subsequent discharge investigation. Three domestic wells were identified within 1 mile of the site. The closest of these is approximately 0.2 mile south of the facility, screened in the Brunswick Formation at 320 feet.

(Attachment C)

<u>Distance from site (miles)</u>	<u>Population utilizing ground water</u>
0 - 1/4	3
1/4 - 1/2	50
1/2 - 1	4,075
1 - 2	20,375
2 - 3	24,450
3 - 4	29,145

(Attachment C,F)

Discuss any evidence of contaminated drinking water or wells closed due to contamination.

Ground water contamination has been identified in the on-site monitoring well; however, no evidence exists to link this site with any local well closures.

(Attachment B)

Identify industrial/irrigational wells within the vicinity of the site. Include depth, formation, distance and direction, if available.

The closest industrial/irrigational well is located approximately 0.25 mile east of the site. This well is 298 feet deep, is screened in the Brunswick Formation, and is used by the Powers Motor Company for irrigational purposes.

(Map 5)

D. POTENTIAL

Discuss the potential for ground water contamination, including any other information concerning the ground water contamination route.

During the December 13, 1993 Pre-Sampling Assessment, no floor drains, septic or other direct pathway to ground water was discovered at the site. The site is entirely paved which should prevent contamination to ground water in the event of a spill or release. No evidence was discovered to link this site with the associated ground water contamination below the site.

(Attachment I)

PART V: SURFACE WATER ROUTE

A. SURFACE WATER

Does a migration pathway to surface water exist (Y/N): No

Flood plain: >500 year (Map 7)

Slope: <3% (Map 1)

Does contaminated ground water discharge to surface water (Y/N): No

Identify known or potentially contaminated surface water bodies. Follow the pathway of the surface water and indicate all adjoining bodies of water along a route of 15 stream miles.

<u>Surface Water Body</u>	<u>Distance from site</u>	<u>Flow(cfs)</u>	<u>Usage(s)</u>
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No surface water pathway was identified for this site.
(Map 1)

Identify drinking water intakes within 15 miles downstream (or upstream in tidal areas) of the site. For each intake identify the distance from the point of surface water entry, the name of the supplier and population served.

No surface water pathway was identified for this site.
(Map 1)

Briefly discuss surface water or sediment sampling conducted in relation to the site. Discuss visual observations if analytical data is not available (include date of observation). Include surface water body, sampling date, sampling agency or company, contaminant.

No surface water pathway was identified for this site, therefore no sampling of sediments or surface water has occurred.

Discuss the potential for surface water contamination, include any additional information concerning the surface water route.

The V I P Cleaners site is entirely paved and all operations take place indoors. Contaminated runoff from this site is unlikely.
(Attachment I)

B. SENSITIVE ENVIRONMENTS

Identify all sensitive environments, including wetlands, along the 15 stream-mile pathway from the site:

<u>Environment Type</u>	<u>Surface Water Body</u>	<u>Flow (cfs)</u>
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No surface water pathway was identified for this site.
(Map 1)

